FOXRIDGE PLAZA

CENTENNIAL, CO

SIZE

53,970 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,934	117,984	241,531
Households		
4,941	46,185	96,470
Median HH Income ($)		
133,230	129,936	127,083

MAJOR TENANT(S)

H&R Block
Primo Hoagies
Jet's Pizza
King Soopers

LEASING CONTACT

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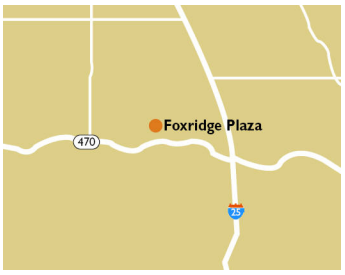
MORE INFO

www.phillipsedison.com



LOCATION

8160-8290 South Holly Street | Centennial, CO 80122

PROPERTY HIGHLIGHTS

- Foxridge Plaza is a 53,988-square-foot shopping center shadow-anchored by King Soopers
- National tenants include Jet's Pizza, H&R Block, Bank of America and Goodwill
- Located at the intersection of East County Line Road (23,400 VPD) and Holly Street (12,000 VPD)
- Population exceeds 117,900 in a three-mile radius with an average household income over $160,600

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SPACE	TENANT	SQ. FT.
SHAD1	First Bank	
SHAD2	Midas Muffler	
SHAD3	Grease Monkey	
SHAD4	King Soopers Fuel	
SHAD5	King Soopers	
8162	East Moon Asian Bistro	3,072 SF
8166A	COMING AVAILABLE	2,204 SF
8166B	Smoking Vape Pipe & Tobacco	738 SF
8168	Goodwill	1,482 SF
8168B	En-Spire Nutrition	851 SF
8170	Primo Hoagies	1,577 SF
8172	Wave the Grain	1,120 SF
8174	Bank of America	1,120 SF
8176	Jet's Pizza	1,345 SF
8178	Foxridge Discount Liquors	2,452 SF
8180	Image Nails	1,798 SF
8182	Renew Physical Therapy & Pilates	2,793 SF
8186	F.U.E.L. Salon & Spa	4,545 SF
8210	The Quilt Cabin	5,331 SF
8214	Starting Strength Centennial	1,395 SF
8216	AVAILABLE	1,820 SF
8218	USA Cleaners	1,132 SF
8220	Foxridge Barber	933 SF
8222	BLU Medical Aesthetics	1,044 SF
8224	H&R Block	1,651 SF
8226	Colorado Vault & Safe Deposit Co.	1,650 SF
8230	Farro's Italian Restaurant	4,266 SF
8236	India's Kitchen II	4,702 SF
8290	Heritage Dental	3,450 SF
8290C	Marble Granite Direct	1,499 SF
TOTAL SQ. FT.		53,970

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

Latitude: 39.567669 Longitude: -104.921043

	Foxridge Plaza Centennial, CO	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,934	117,984	241,531
	2028 Projected Population	12,086	118,602	244,199
	2010 Census Population	11,516	110,951	213,901
	2000 Census Population	10,188	104,694	183,866
	1990 Census Population	7,164	69,507	120,374
	Historical Annual Growth 1990 to 2000	3.58%	4.18%	4.33%
	Historical Annual Growth 2000 to 2010	1.23%	0.58%	1.52%
	Estimated Annual Growth 2010 to2023	0.26%	0.45%	0.89%
	Projected Annual Growth 2023 to 2028	0.25%	0.10%	0.22%
	Median Age	43.7	42.6	41.5
Households	Q4 2023 Estimated Households	4,941	46,185	96,470
	2028 Projected Households	4,974	46,539	97,830
	2010 Census Households	4,948	43,453	83,900
	2000 Census Households	3,877	38,617	67,969
	1990 Census Households	2,455	23,970	42,663
	Historical Annual Growth 1990 to 2000	4.68%	4.88%	4.77%
	Historical Annual Growth 2000 to 2010	2.47%	1.19%	2.13%
	Estimated Annual Growth 2010 to 2023	-0.01%	0.44%	1.02%
	Projected Annual Growth 2023 to 2028	0.13%	0.15%	0.28%
	Population per Household	2.42	2.54	2.48
Population by Race	White	77.9%	78.6%	77.2%
	Black or African American	1.6%	1.5%	1.7%
	Asian & Pacific Islander	8.4%	6.4%	7.3%
	Other Races	5.4%	5.2%	5.0%
	Hispanic Population	6.8%	8.2%	8.7%
Income	Average Household Income	$166,634	$160,635	$167,769
	Median Household Income	$133,230	$129,936	$127,083
	Per Capita Income	$68,992	$63,131	$67,376
Education (Age 25+)	Elementary	0.7%	0.7%	0.7%
	Some High School	0.5%	1.2%	1.2%
	High School Graduate	10.8%	10.4%	10.7%
	Some College	17.7%	16.3%	15.6%
	Associates Degree Only	5.0%	6.5%	6.5%
	Bachelors Degree Only	38.1%	39.1%	39.1%
	Graduate Degree	27.1%	25.9%	26.2%
Business	Number of Businesses	533	6,357	16,132
	Total Number of Employees	5,605	77,478	190,869
	Employees per Business	10.52	12.19	11.83
	Residential Population per Business	22.39	18.56	14.97

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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Data Source: Synergos Technologies Inc Austin, TX